

**AGENDA FOR THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, JUNE 14, 2021 AT 7:00 PM**

6:00 Executive Session

7:00 Call to Order – Pledge of Allegiance

Swearing in of Part-Time Police Officer, Tyler Smith.

1. Ordinances

Ordinance No. 2021-250 – “Amended and Restated Sign Ordinance”

Public Hearing and Consideration of Approval of an Ordinance Amending the Codified Ordinances of East Coventry Township, to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Delete the Following Definitions: “Agricultural Products”; “Flag”; “Sign, Address Directional”; “Sign, Animated or Moving”; “Sign Area or Size”; “Sign, Banner”; “Sign, Bulletin Board”; “Sign, Business”; “Sign, Development”; “Sign, Electronically Controlled”; “Sign Façade”; “Sign, Home Occupation”; “Sign, Marquee”; “Sign, On-Site Directional”; “Sign, Political”; “Sign, Portable”; “Sign, Real Estate”; “Sign, Residential”; “Sign, Undercanopy”; and “Subject Property”; to Amend Section 27-202 (Definitions), to Add the Following New Terms and Definitions: “Awning”; “Banner or Flag”; “Canopy”; “Sign, Animated”; “Sign, Directional”; “Sign, Directory”; “Sign, Electronic Variable Message”; “Sign, Government”; “Sign, On-Premises”; “Sign, Wayfinding”; “Sign Area”; and “Sign Face”; to Amend Section 27-202 (Definitions), to Amend and Restate the Following Definitions in their Entirety: “Sign”; “Sign, Awning”; “Sign, Billboard”; “Sign, Canopy”; “Sign, Changeable-Copy”; “Sign, Double-Faced”; “Sign, Freestanding”; “Sign, Ground”; “Sign, Identification”; “Sign, Illuminated”; “Sign, Official Traffic”; “Sign, Off-Premises”; “Sign, Projecting”; “Sign, Roof”; “Sign, Temporary”; “Sign, Vehicle”; “Sign, Wall” and “Sign, Window”; and to Amend Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), to Amend and Restate Section 27-1314 (Sign Regulations) in its Entirety and to Contain the Following Subsections: Purpose; General Regulations; Freestanding Signs; Wall Signs; Projecting Signs; Changeable-Copy Signs; Electronic Variable Message Signs; Canopy Signs; Awning Signs; Identification and Directory Signs; Billboards; Prohibited Signs; Exempted Signs; Temporary Signs; Signs in Residential Districts; Signs in Commercial Districts; Signs in the Limited Industrial District; Signs in any Zoning District; Nonconforming Signs; and Abandoned Signs.

Ordinance No. 2021-251 – “Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances”

Consideration to Authorize Advertising an Ordinance Amending the Codified Ordinances of East Coventry Township, to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph C and Paragraph F, Subparagraph (5), and Subsection 2 (Review), to Eliminate Minor Subdivision Preliminary Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor Unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraphs F and G, to Add New Subparagraph (10) to Require an Electronic Copy of All Plans and Supporting Documents Be Provided in .PDF Format on a USB Memory Stick; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Preliminary Plan Sets to be Provided for Board Review; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph E and Paragraph H, Subparagraph (4), and Subsection 2 (Review), to Eliminate Minor Subdivision Final Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor Unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraphs H and I, to Add New Subparagraph (10) to Require an Electronic Copy of All Plans and Supporting Documents

Be Provided in .PDF Format on a USB Memory Stick; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Final Plan Sets to be Provided for Board Review; to Amend Section 22-307 (Recording of Final Plan), Subsections 1 and 2, to Delete all References to Record Plans and to Require Five Full Plan Sets be Submitted for Recording and Township Use; to Amend Section 22-310 (Performance Guarantees, Subsection 2 and Section 22-311 (Commencement of Development), Subsection 2, to Delete All References to Record Plans; to Amend Chapter 22 (Subdivision and Land Development), Part 7 (Administration), Section 22-704 (Modifications and Waivers), Subsections 1 and 3, to Change the Unreasonableness Standard for Granting Waivers to Instead Demonstrating Strict Application is Unnecessary Relative to the Proposed Project and Township Planning Objectives, to Include a Reference to the New Waiver Request Form Attached as Appendix “22-E”, and to Add New Appendix “22-E”; to Amend Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 27-803 (Area, Bulk and Dimensional Standards), Subsection 2 (Two-Family Detached, Two-Family Semi-Detached, Single-Family Semi-Detached, Single-Family Attached, Two-Family Attached and Garden Apartment Residential Uses), Paragraph B (Minimum Net Lot Area, Lot Width and Yards), to Make a Technical Correction to the Chart Entry For “Single-Family Attached”; and to Amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings, Subsection 1, Paragraph E (Uses Accessory to Commercial Activities), to Prohibit Storage and Display Areas Within the Applicable Front, Side and Rear Yard Setback Lines.

2. Solicitor’s Report

3. Minutes.

- ☞ Consideration of approval of the minutes of the May 10, 2021 meeting.

4. Public Comment.

5. Reports.

- ☞ Consideration of Township Manager Report.
 - Presentations by Bond Underwriter, Michael Wolf, and Bond Counsel, David Unkovic.
 - Consideration of Adoption of an Ordinance No. 2021-252 Refunding 2015 General Obligation Bonds and Financing 2021 Capital Projects.
 - Consideration to Accept the Grant Award from Pottstown Area Health & Wellness Foundation in the Amount of \$27,900.00 for the Towpath Park Phase I Engineering.
 - Consideration to Authorize a Phase I Archaeological Survey for the Peterman Road/Rt. 724 Intersection Improvement Project for \$11,575 to McMahon Associates, Inc.
 - Consideration of Application for Special Fire Police Services:
 - Retro-Approve Owen J. Roberts School District, Graduation, Friday, June 11, 2021 from 8:00 pm to 10:00 pm.
 - Norco Fire Company Fair, June 28th through July 2nd, 2021, 8:30 pm (July 2nd - Rain Date July 3rd).
- ☞ Consideration of Township Engineer Report.
- ☞ Consideration of approving reports from various departments and committees.

6. Subdivisions and Land Development.

Resolution No. 2021-10

A Resolution of the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, Granting Conditional Approval of a Preliminary Subdivision and Land Development Plan Submitted by R&S Property Services for the Property Located at 2300 New Schuylkill Road in East Coventry Township.

7. Zoning Hearing Board Applications.

No Zoning Hearing Board Applications brought before the Board.

8. Other Business.

- Consideration of a Request from George and Nancy Carter, 583 Old Schuylkill Road, for Relief from the Zoning Ordinance.
- Announcement – There will be a Public Meeting to Discuss the Parker Ford Area Special Sewer Study on Monday, June 21, 2021 at 7:00 pm at the Ridge Volunteer Fire Company, 480 Ridge Road.
- Announcement – An Application has been Submitted for American Rescue Plan Funding in the Amount of \$706,726.50 for the Parker Ford Sewer Project.

9. Exonerations.

10. Payment of Bills.

11. Adjournment.